

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF THIRTEEN (13) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 51, 85.2, 96.1, 97.1, 99.01, 0101, 0102, 0103, 0205 and 0405, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$22,750.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired THIRTEEN (13) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 51, 85.2, 96.1, 97.1, 99.01, 0101, 0102, 0103, 0205 and 0405, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said THIRTEEN (13) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned THIRTEEN (13) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 51, 85.2, 96.1, 97.1, 99.01, 0101, 0102, 0103, 0205 and 0405, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$22,750.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of THIRTEEN (13) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 51, 85.2, 96.1, 97.1, 99.01, 0101, 0102, 0103, 0205 and 0405. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these THIRTEEN (13) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

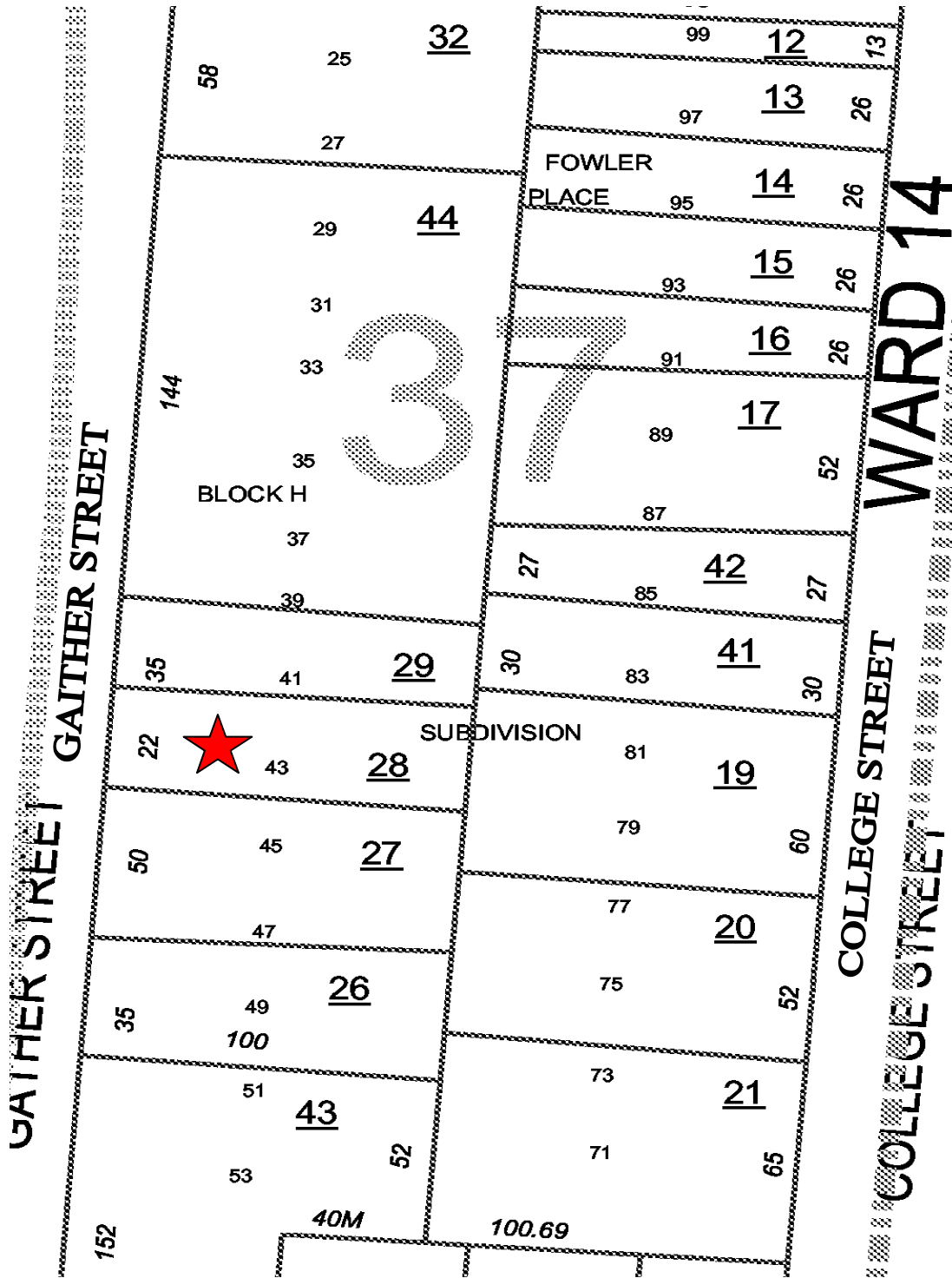
IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
843	0405	014029000000050	1180 Fountain Ct. 52' x 161'	RS-6	\$20,069.83	Inetta F. Rogers	\$3,000.00	\$3,000.00 House	Investment Property
1482	0101	014037000000280	Gaither St. 28' x 100'	C-H	\$2,750.57	South Parkway East Kiddie Learning Center, Inc.	\$1,500.00	\$1,000.00 Vacant Lot	Expand Property Size
1381	0405	021080000000130	919 Olympic St. 60' x 100'	R-D	\$12,265.85	Byron Brown	\$8,000.00	\$7,000.00 House	Investment Property
3379	0103	024055000000010	E. Trigg Ave. 33' x 130'	IL	\$1,461.29	Vision Ten, Inc.	\$1,500.00	\$1,500.00 Vacant Lot	Investment Property
3399	0103	024055000000590	Horace Ave. 34' x 130'	IL	\$6,880.84	Vision Ten, Inc.	\$1,700.00	\$1,500.00 Vacant Lot	Investment Property
5525	96.1	025003000000060	551 Dutro 33' x 63'	I-L	\$1,133.70	James B. Flatter	\$500.00	\$500.00 Vacant Lot	Investment Property
2405	99.01	025003000000070	789 Henderson Pl. 24' x 52'	I-L	\$3,736.13	James B. Flatter	\$500.00	\$300.00 Vacant Lot	Investment Property
1822	97.1	025003000000080	Henderson Pl. 20' x 52'	I-L	\$1,431.70	James B. Flatter	\$500.00	\$250.00 Vacant Lot	Investment Property
1641	51	025003000000090	793 Henderson Pl. 21' x 52'	I-L	\$2,525.38	James B. Flatter	\$500.00	\$300.00 Vacant Lot	Investment Property
4422	85.2	039030000000180	Fred St. 30' x 95'	I-L	\$2,215.80	James B. Flatter	\$1,000.00	\$800.00 Vacant Lot	Investment Property
14276	0102	060051000000040	Elliston Rd. 25' x 96'	R-D	\$3,685.69	W. Mitchell & G. Mitchell	\$700.00	\$600.00 Landlocked	Expand Property Size
16091	0205	0880400C0000100	1946 Lunder (not a st.) 100' x 300'	IL	\$13,264.72	Marintco Properties, LLC	\$3,000.00	\$3,000.00 Landlocked	Investment Property
16094	0205	0880400C0000180	1860 Lunder (not a st.) 100' x 300'	IL	\$13,264.72	Marintco Properties, LLC	\$3,000.00	\$3,000.00 Landlocked	Investment Property

13 Properties

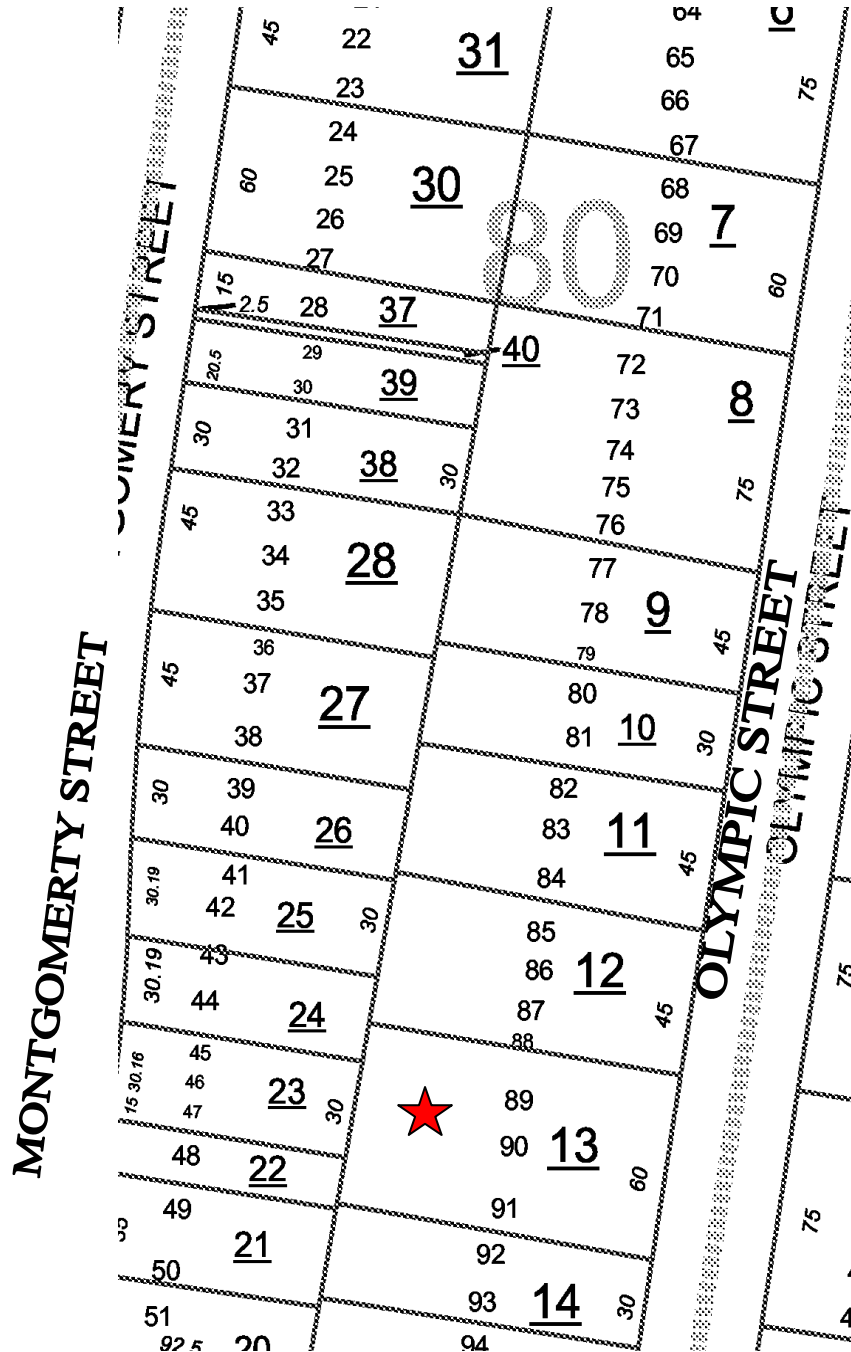
Total \$ 22,750.00

Ward 14



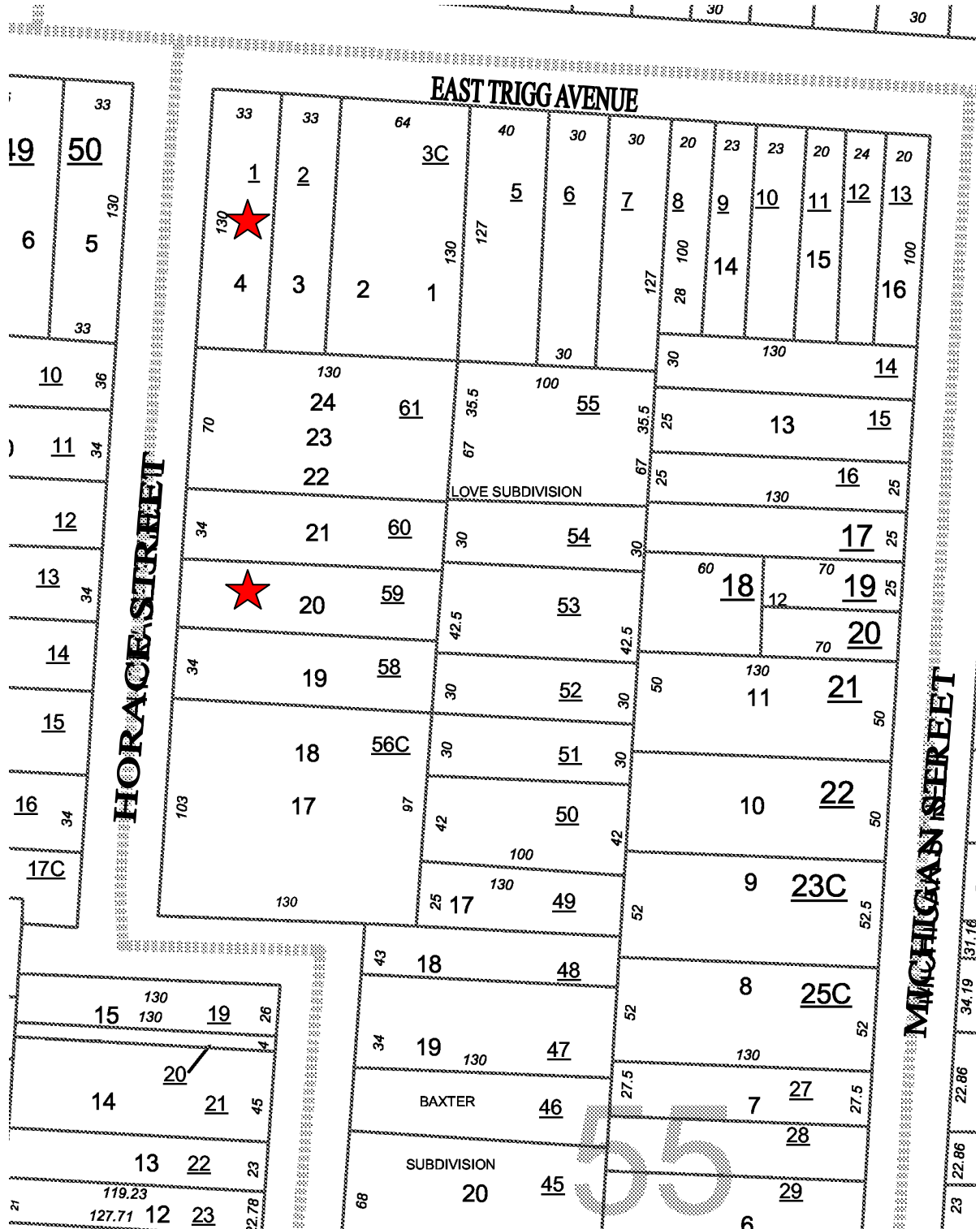
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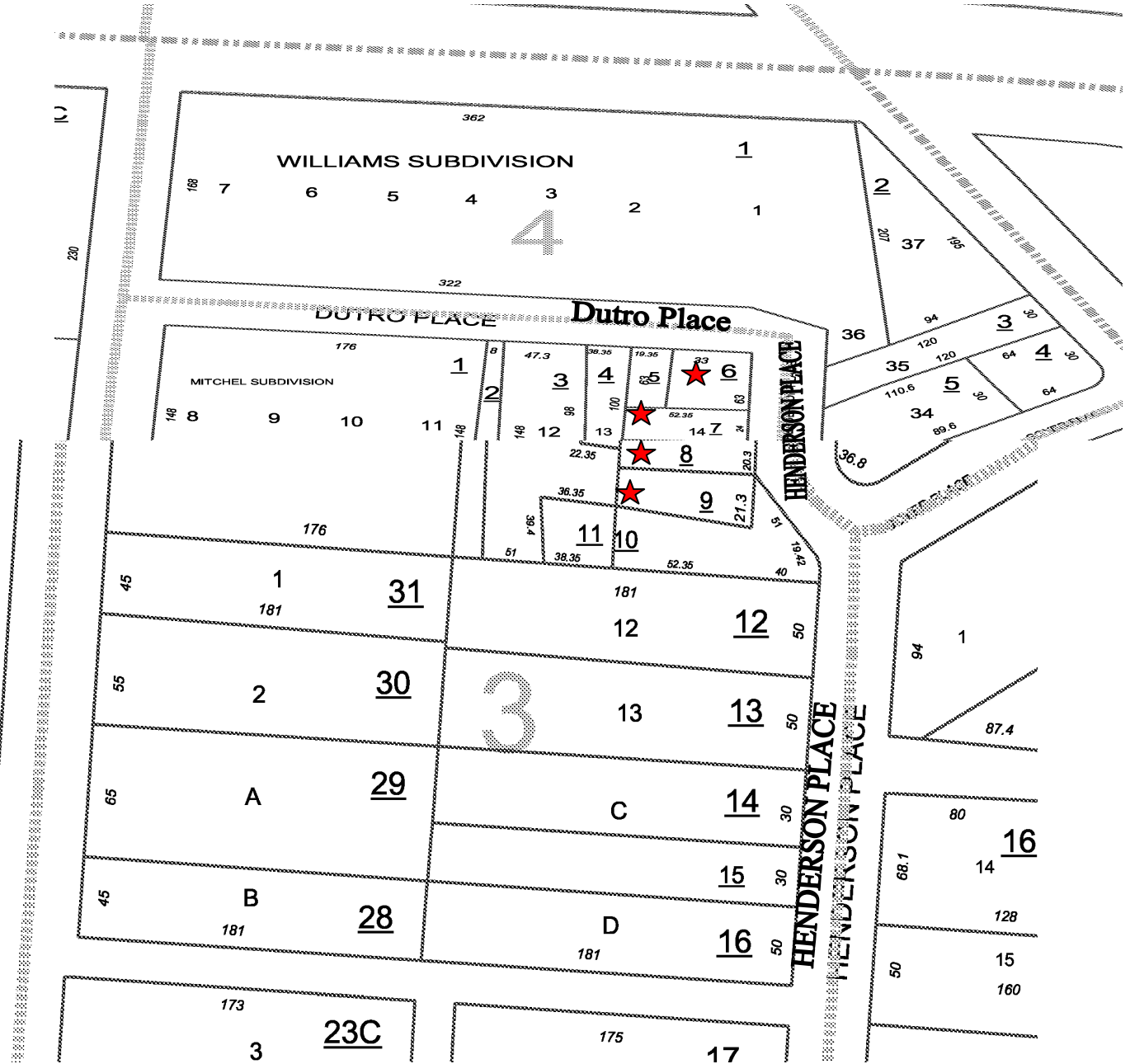
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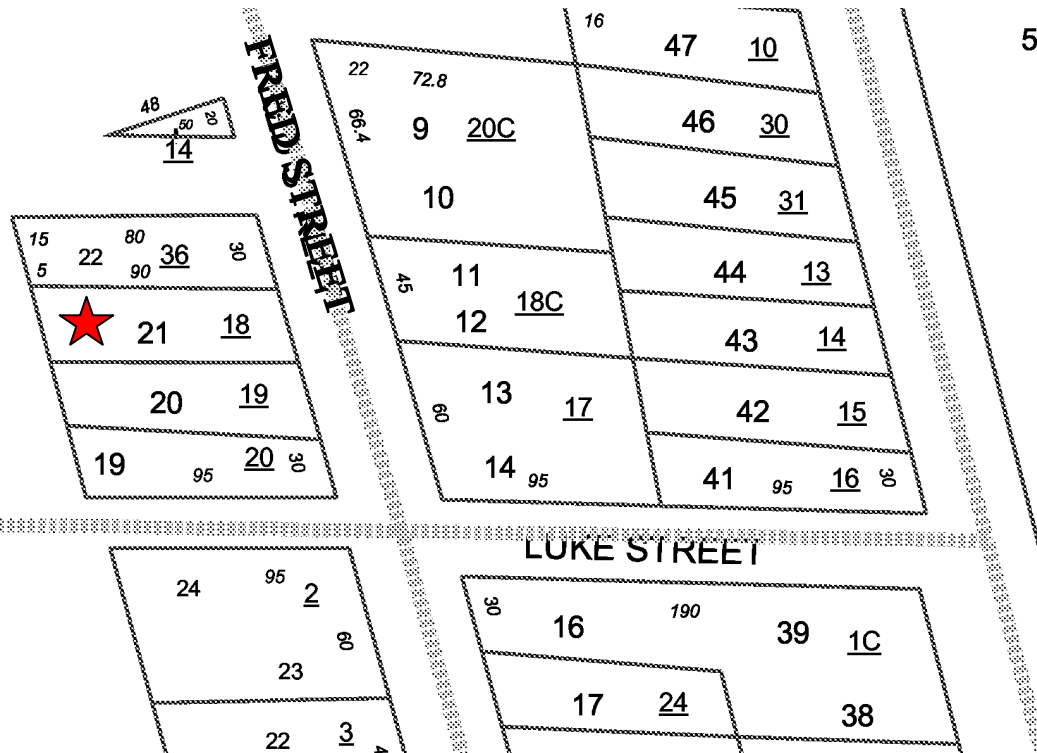
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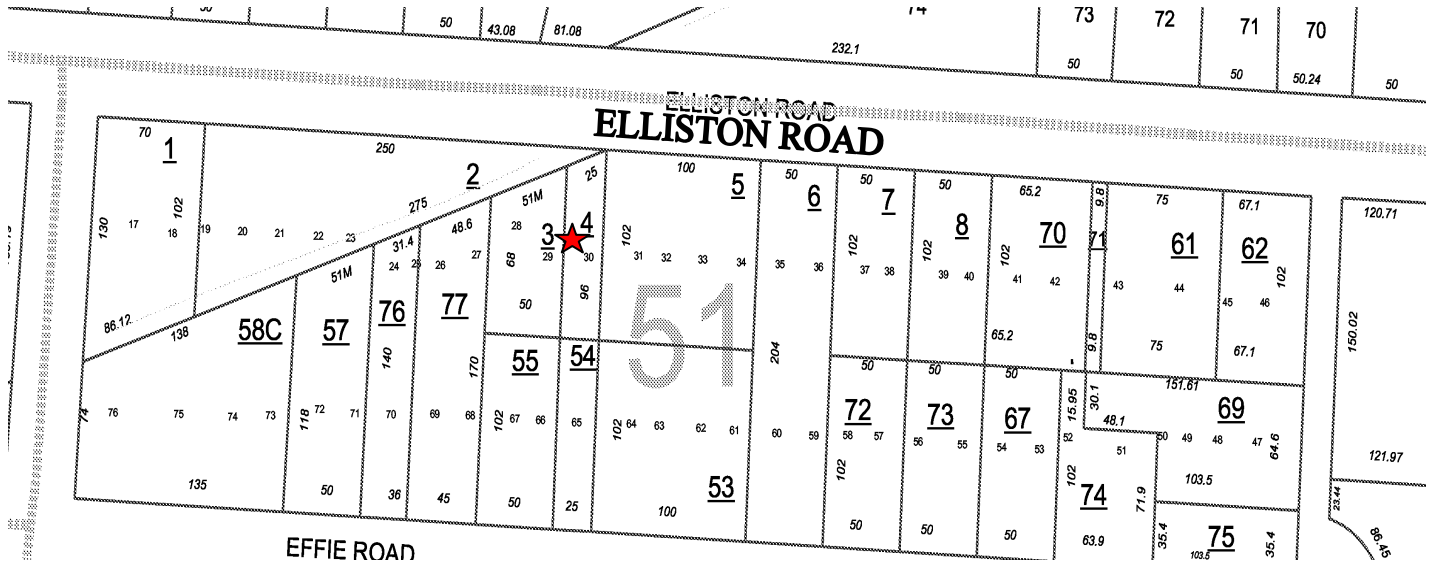
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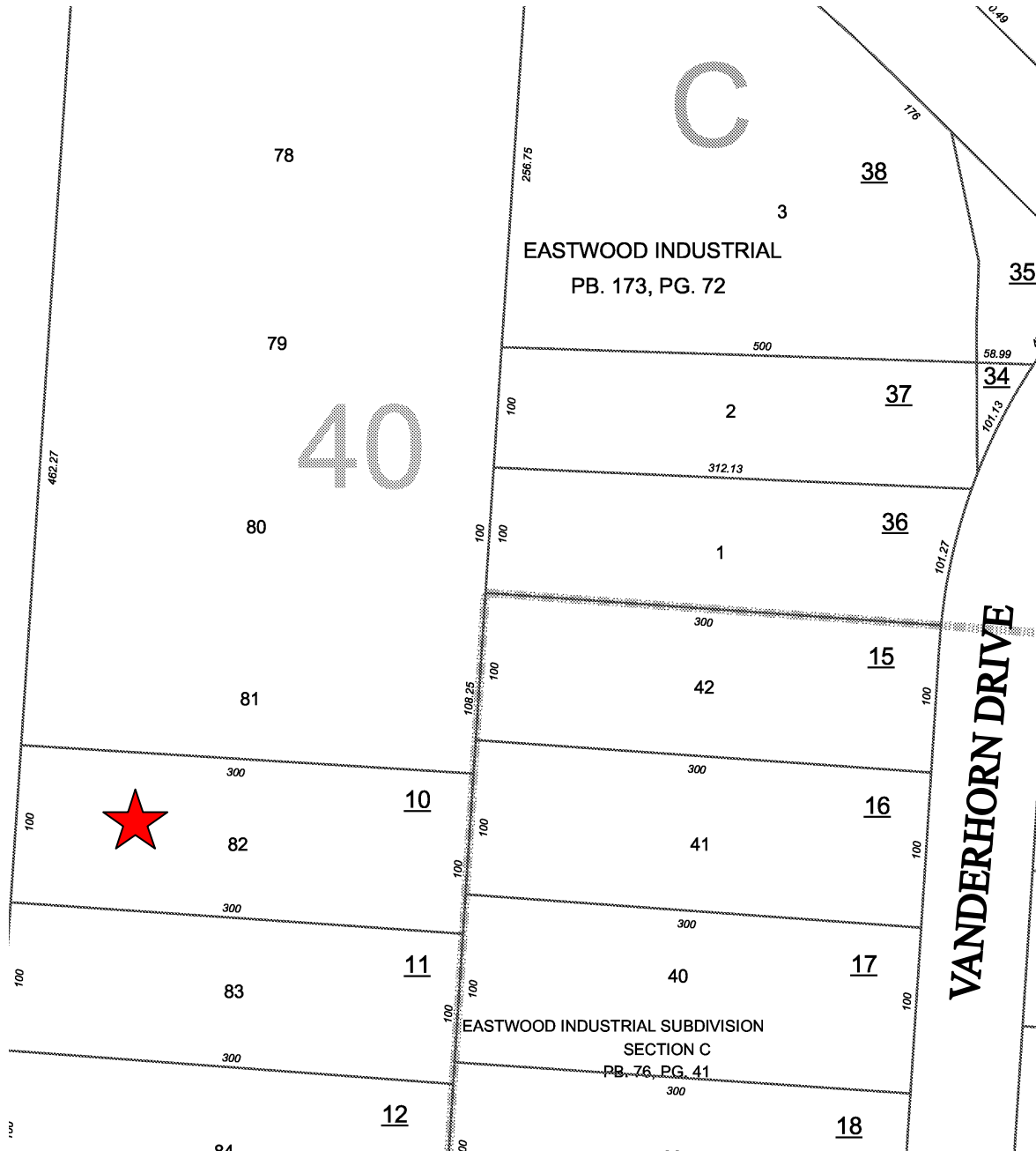
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Ward 60



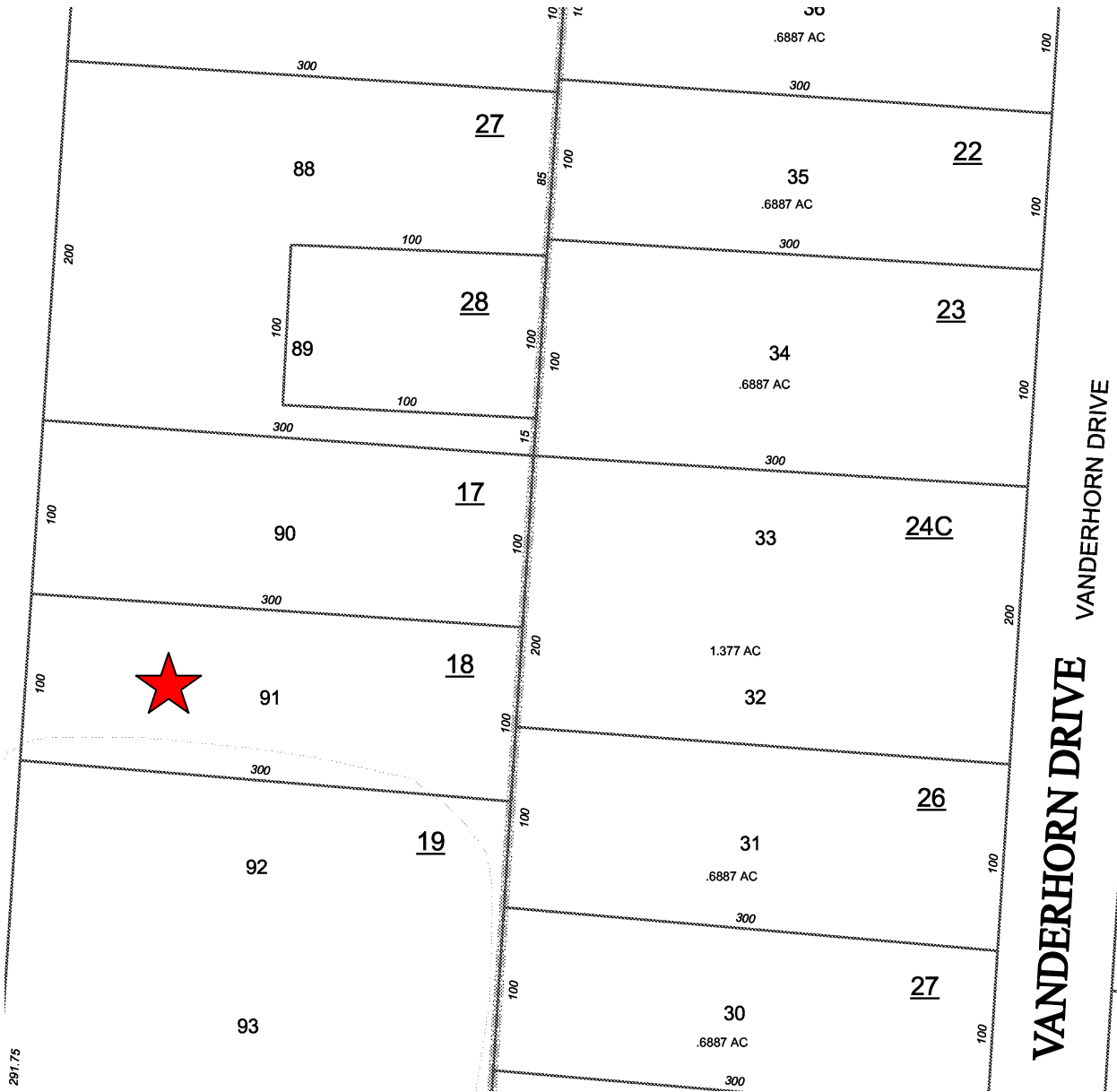
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Ward 88



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Ward 88



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